

Appendix C – Demographics and Trends

Introduction

To effectively plan for the region, SJATSO examined current demographics and trends to understand potential impacts on future transportation needs. This appendix summarizes socioeconomic data—past, present, and future projections—for the Metropolitan Planning Area (MPA). It primarily references U.S. Census data, unless otherwise noted, to document population, housing, employment, income, and education.

Demographic Trends

Population

The SJATSO region had been experiencing steady population growth until the 2020 U.S. Census showed a population loss. Table 1 displays the population by county within the region between 1990 and 2020.

Table 2 displays the population for the communities within the SJATSO MPA between 1990 and 2020. Figure 1 shows the comparative growth rates across locations and time periods. Description of these data follows the figures. Year 2050 population projections are discussed at the end of this document.

Table 1: County Population Trends

County	Year				% Change (1990-2020)	% Change (2010-2020)
	1990	2000	2010	2020		
Andrew, MO	14,632	16,492	17,291	18,135	23.9	4.9
Buchanan, MO	83,038	85,998	89,201	84,793	2.1	-4.9
Doniphan, KS	8,134	8,249	7,945	7,510	-7.7	-5.5
Three-County Total	105,804	110,739	114,437	110,438	4.4	-3.5

SOURCE: US Census 1990, 2000, 2010, and 2020.

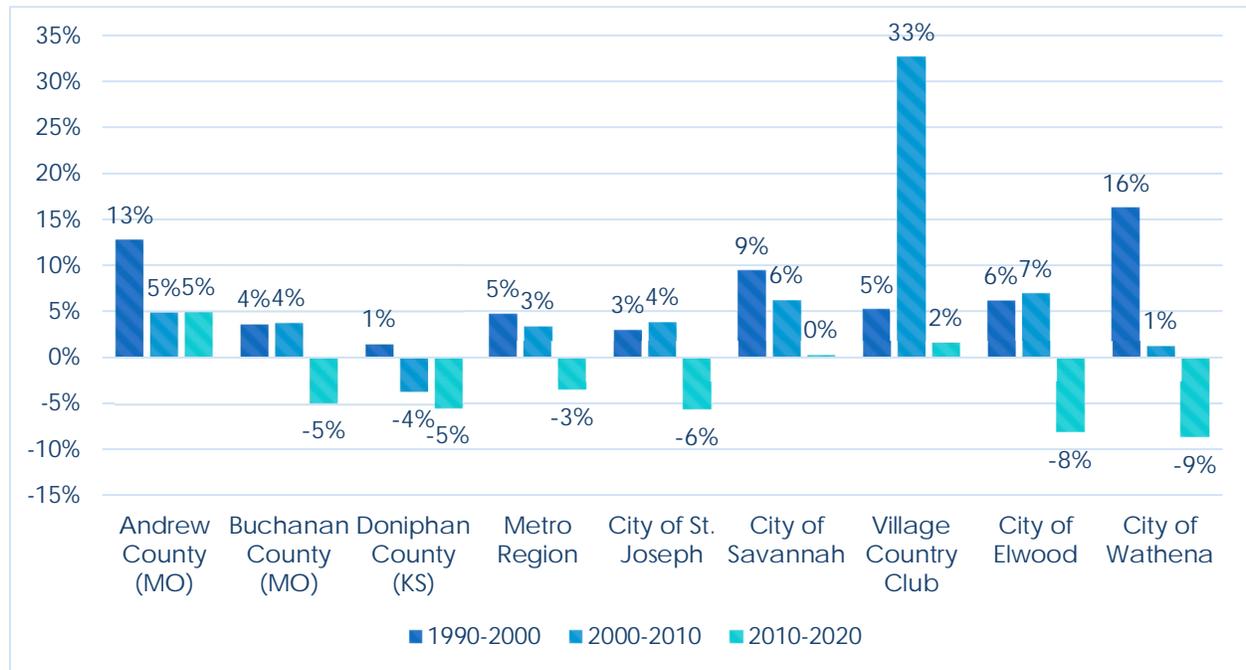
NOTE: The SJATSO MPA is within portions of these three counties.

Table 2: Community Population Trends

Community	Year				% Change (1990-2020)	% Change (2010-2020)
	1990	2000	2010	2020		
City of St Joseph	71,852	73,990	76,780	72,473	0.9	-5.6
City of Savannah	4,352	4,762	5,057	5,069	16.5	0.2
Vill. of Country Club	1,755	1,846	2,449	2,487	41.7	1.6
City of Elwood, KS	1,079	1,145	1,224	1,125	4.3	-8.1
City of Wathena, KS	1,160	1,348	1,364	1,246	7.4	-8.7
Community Total	80,198	83,091	86,874	82,400	2.8	-5.1

SOURCE: US Census 1990, 2000, 2010, and 2020.

Figure 1: Population Growth Rates



Between 1990 and 2000, the three counties added nearly 5,000 people. Between 2000 and 2010, the area grew by another 3,700 people. From 2010 to 2020, the counties lost the gains of the previous decade and declined by approximately 4,000 people. The combined communities within the MPA overall reflect similar growth rates—unsurprising as these communities represent 75% of the three-county 2020 population.

Between 2010 and 2020, the City of St. Joseph experienced a population loss. According to the most recent Census data, the City of St. Joseph has a population of approximately 72,473, fewer than it had in 2000 and only slightly more than it had in 1990. This represents a decline of over 4,000 people and accounts for the entire regional population loss (and then some). In contrast, the City of Savannah and the Village of Country Club retained their population during this period, although that trend does mark a significant slowing of their growth trajectory compared to the previous decade.

Across the state line, Doniphan County, KS, showed a decline of approximately 400 people. During this same time, Elwood and Wathena, both within the SJATSO MPA, each lost about 100 residents, corresponding to a population decline of 8.1 percent and 8.7 percent respectively.

Figure 2 displays the distribution of the 2020 population based on U.S. Census data. Figure 3 displays the 2020 population density for the region.

Figure 2: Population (2020)

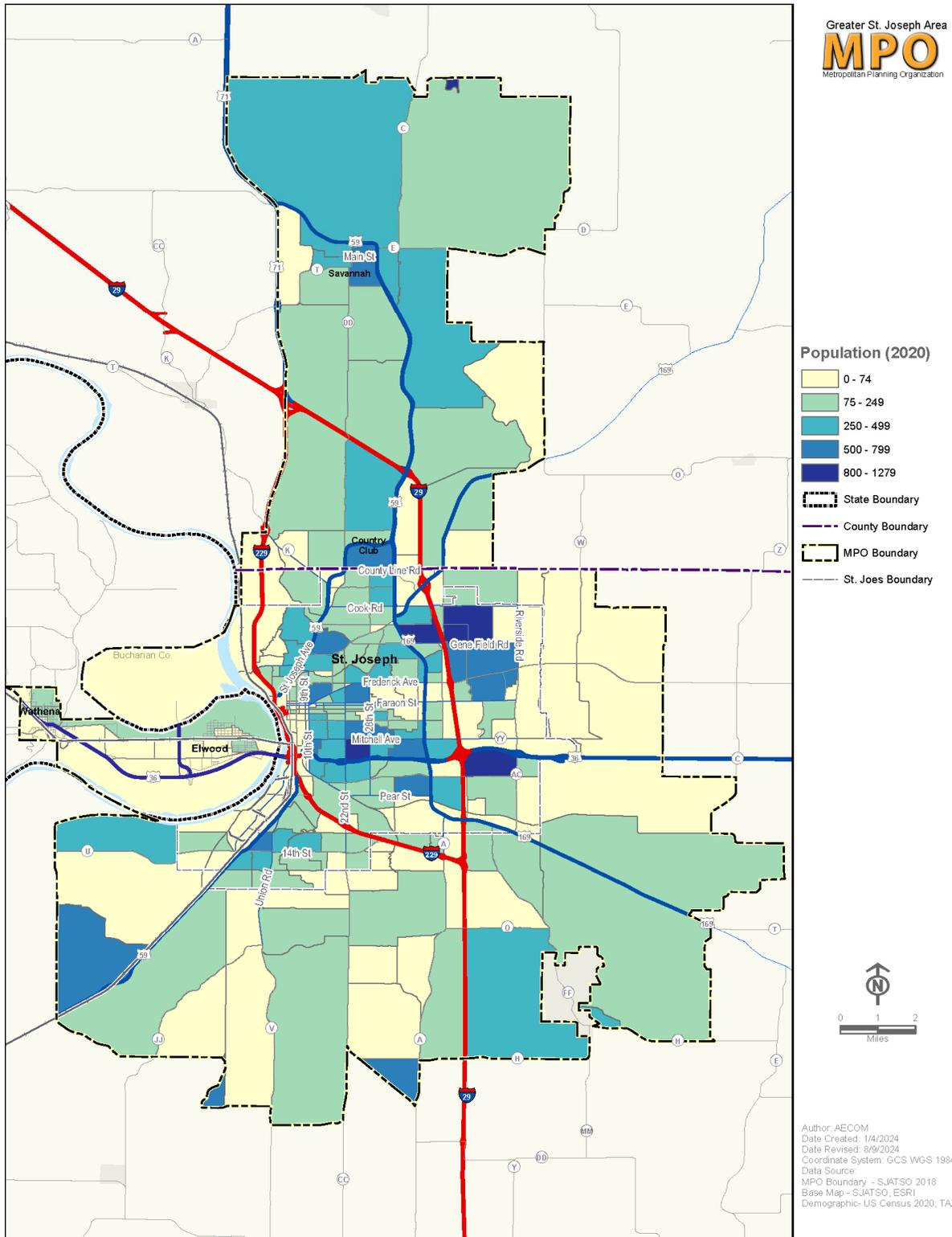
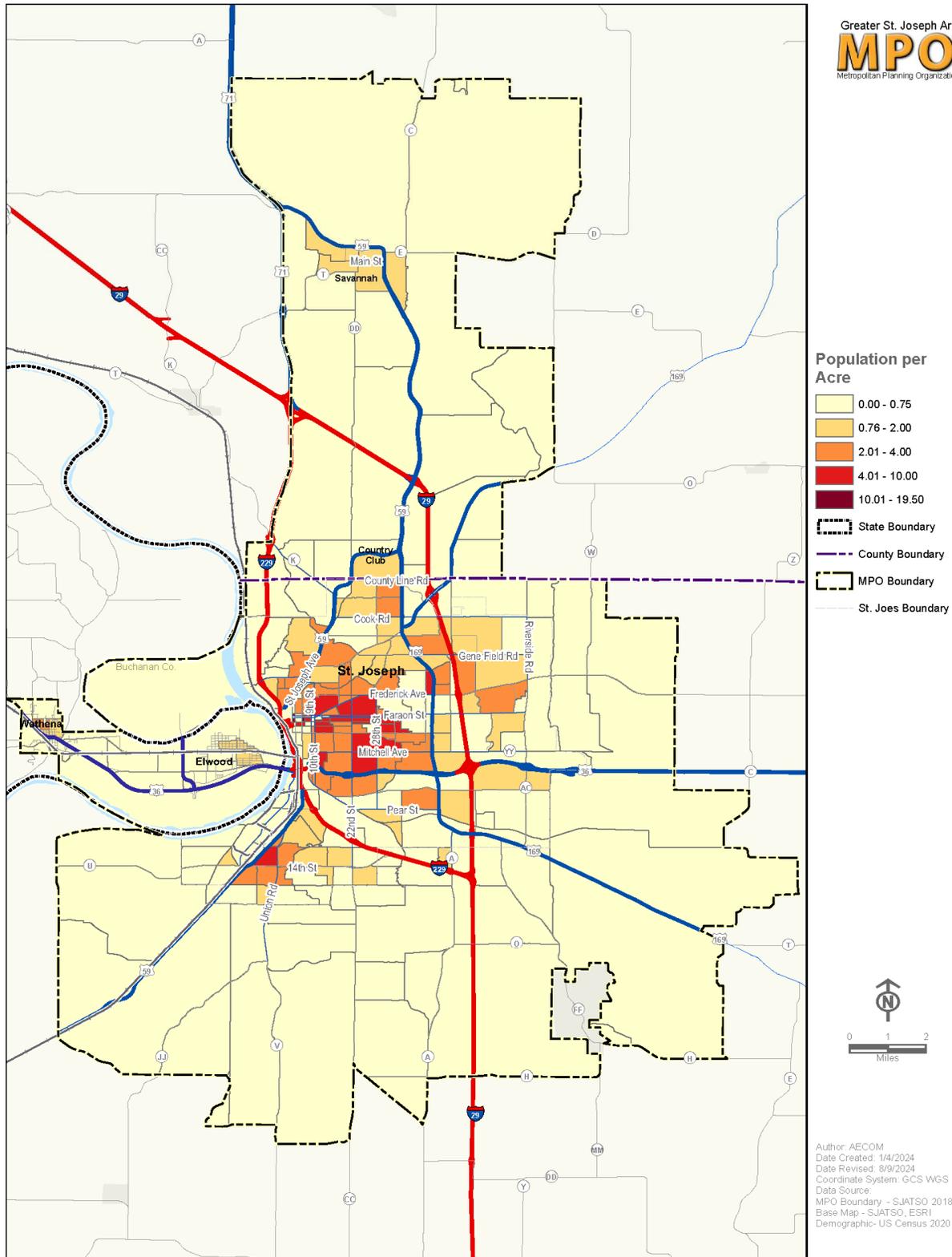


Figure 3: Population Density (2020)



Households

Table 3 summarizes average number of persons per household for 2000, 2010, and 2020. The household size has increased in communities in Missouri and decreased in the communities in Kansas; this may be related to the decrease in total population in the Kansas communities in the MPA. The City of St. Joseph saw the largest increase (8 percent) and the City of Elwood saw the largest decrease (11 percent).

Table 3: Persons per Household (2000-2020)

County/Community	2000	2010	2020	% Change (2000-2020)	% Change (2010-2020)
County					
Andrew County (MO)	2.59	2.55	2.56	-1	0
Buchanan County (MO)	2.42	2.45	2.49	3	2
Doniphan County (KS)	2.48	2.40	2.29	-8	-5
Community					
City of St. Joseph (MO)	2.39	2.43	2.43	2	0
City of Savannah (MO)	2.38	2.41	2.29	-4	-5
Village of Country Club (MO)	2.70	2.55	3.12	16	22
City of Elwood (KS)	2.57	2.46	2.78	18	13
City of Wathena (KS)	2.48	2.40	2.43	-2	1

SOURCE: U.S. Census Bureau 2000, 2010, 2020.

Race/Ethnicity

The racial composition of SJATSO three-county area is predominately White. Buchanan County, which has the highest population of the three counties, has seen the most noticeable change as the county has become more diverse. In 2020, approximately 83 percent identified as White compared to nearly 93 percent in 2000. Over that same period, the share of Buchanan County population that identifies as African American has risen slightly from approximately four to five percent, and the share that identifies as Hispanic or Latino has risen from approximately two percent to six percent. Similar trends, at a smaller scale, were observed in Andrew and Doniphan Counties.

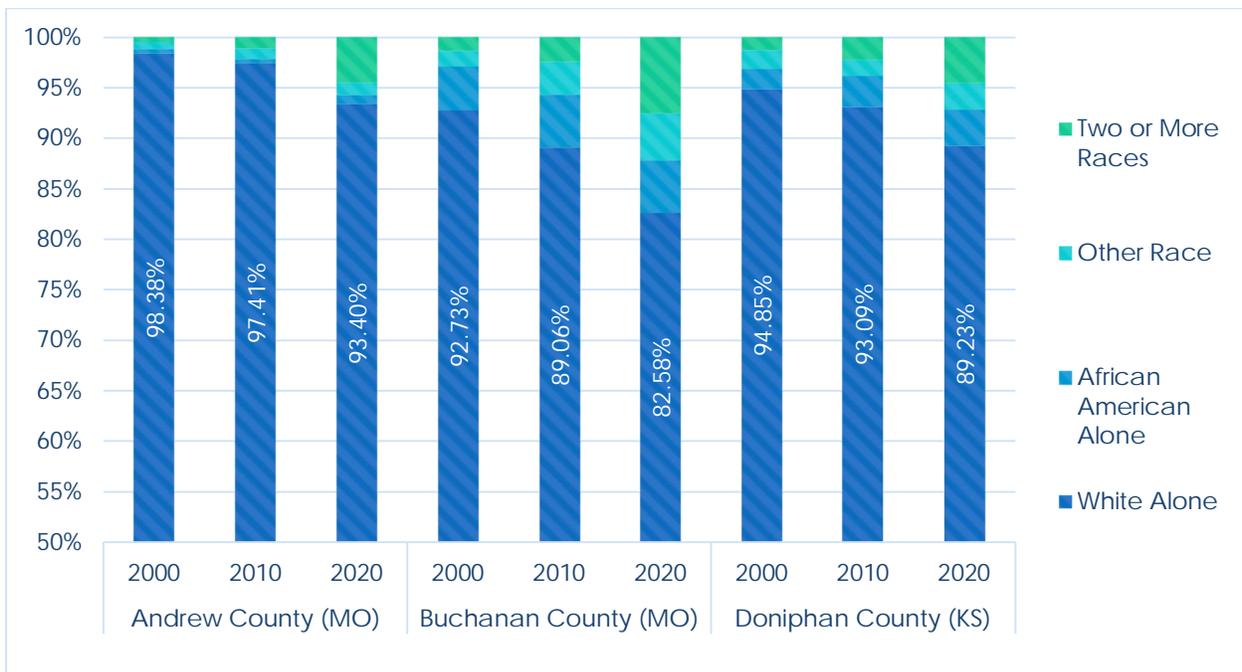
Table 4 summarizes population by race for the three county areas for 2000, 2010 and 2020, and Figure 4 shows change in relevant shares of population over time. Figure 5 displays the spatial distribution of minority population by Census Tract/Block with the SJATSO MPA. This data is used to conduct the Environmental Justice analysis (Appendix I).

Table 4: Population by Race (2000-2020)

	Andrew County (MO)			Buchanan County (MO)			Doniphan County (KS)		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
White Alone	16,225	16,843	16,907	79,744	79,443	70,025	7,824	7,396	6,701
African American Alone	69	72	156	3,751	4,662	4,423	165	243	268
American Indian/ Alaska Native Alone	56	51	53	363	396	449	100	82	83
Asian Alone	37	75	89	386	722	1,063	21	16	32
Hawaiian/ Other Pacific Islander Alone	1	2	1	20	185	439	0	0	19
Some Other Race	29	54	82	557	1,608	1,984	33	28	66
Two or More Races	75	194	814	1,177	2,185	6,410	106	180	341
Hispanic or Latino	138	290	446	2,086	4,674	5,744	96	165	216

SOURCE: U.S. Census Bureau 2000, 2010, 2020.

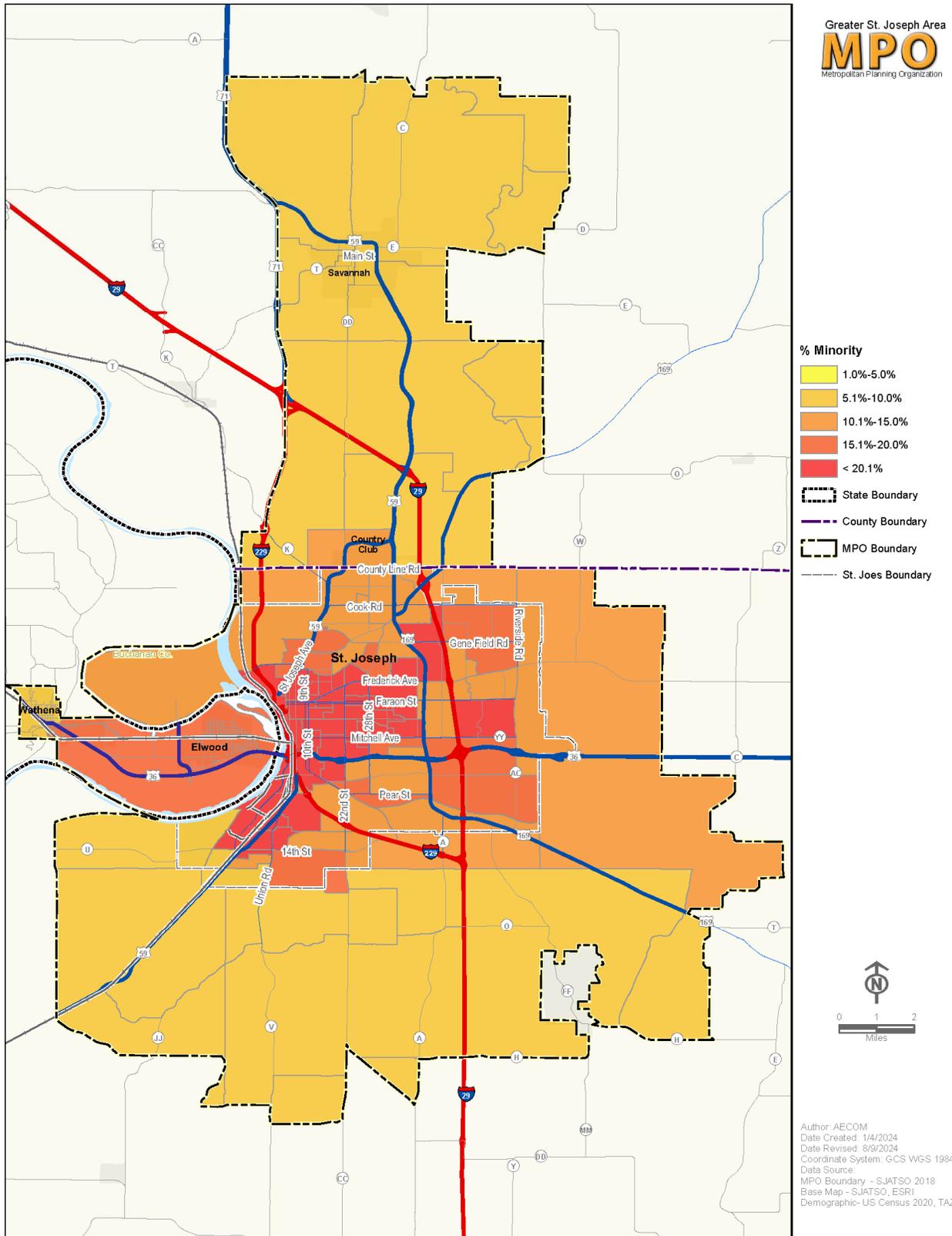
Figure 4: Share of Population by Race (2000-2020)



SOURCE: U.S. Census Bureau 2000, 2010, 2020.

NOTE: Vertical axis truncated to improve legibility of the small proportions of minority populations.

Figure 5: Percentage Minority Population (2020)



Age

According to a U.S. Census report, the United States has been experiencing significant growth in older adults. In 2020, the population aged 65 and older reached 55.8 million, a 38.6% increase from 2010. By 2050, this number is projected to rise to 83.7 million. The baby boomers, who began turning 65 in 2011, are largely responsible for this increase. By 2050, the surviving baby boomers will be over the age of 85. The overall population is expected to have a higher median age by 2050 due to the aging of the baby boomer generation.

The SJATSO region has generally followed the national trend, and it is likely that it will follow a similar trajectory as the United States. Aging residents will have profound societal and policy implications on transportation and mobility services in the region. Generally speaking, it is anticipated that the aging baby boomers will be more active than previous generations of older adults, likely living and working longer and having more disposable income to spend on activities within the community and local economy. This trend of active seniors, along with the overall projected growth by 2050, suggests that SJATSO area may require more transportation alternatives than currently offered.

There are a few potential impacts of an aging population which could impact future mobility services within the St. Joseph MPA. As the percentage of older adults increases, there will be a smaller percentage of residents in the prime income years of their working life to support future transportation investments and other community needs. On the other end of the spectrum, residents under the age of 18 years currently account for approximately 22 percent of area residents. These two age groups represent individuals not legally able to drive, unable to drive, or choosing not to drive, and together they will account for approximately 45 percent of the SJATSO 2050 population. Table 5 displays the median age for the three-county area and communities within the MPA. Table 6 summarizes the population age 65 and over. Figure 6 displays the distribution of age 65 and over population within the SJATSO region.

Table 5: Median Age

County/Community	2000	2010	2020	% Change (2000-2020)	% Change (2010-2020)
County					
Andrew County (MO)	37.8	41.0	41.9	11	2
Buchanan County (MO)	36.1	36.9	38.3	6	4
Doniphan County (KS)	36.8	39.6	42.8	16	8
Community					
City of St. Joseph (MO)	35.6	35.6	37.6	16	6
City of Savannah (MO)	37.9	38.0	41.6	19	9
Village of Country Club (MO)	34.6	39.6	38.2	13	-4
City of Elwood (KS)	32.3	36.7	37.4	18	2
City of Wathena (KS)	36.4	40.9	44.1	19	8

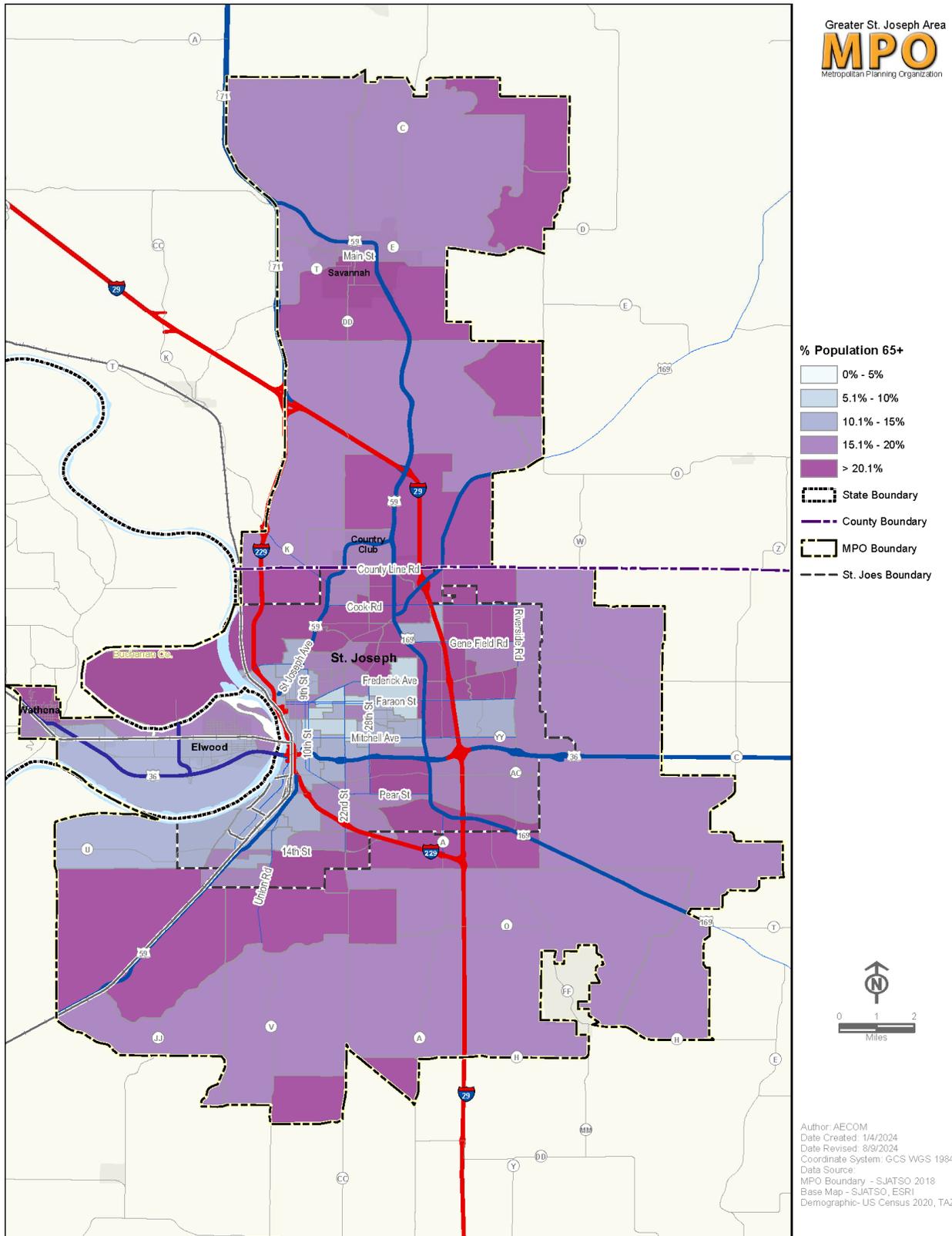
SOURCE: U.S. Census Bureau 2000, 2010, 2020.

Table 6: Population Age 65 and Older

County/Community	2000	%	2010	%	2020	%
County						
Andrew County (MO)	2,382	14	2,681	16	3,367	19
Buchanan County (MO)	12,876	15	12,501	14	14,245	16
Doniphan County (KS)	1,334	16	1,286	16	1,462	19
Community						
City of St. Joseph (MO)	11,378	15	10,605	14	11,961	16
City of Savannah (MO)	979	21	968	19	1,003	19
Village of Country Club (MO)	191	10	339	14	334	13
City of Elwood (KS)	128	11	158	13	169	18
City of Wathena (KS)	205	15	243	18	286	19

SOURCE: U.S. Census Bureau 2000, 2010, 2020.

Figure 6: Percentage of Population 65 and Over (2020)



Income

The median household income in the SJATSO region has been growing. Based on U.S. Census data, only the City of Elwood experienced a decrease in the median household income from 2010 to 2020. All other counties and communities experienced increases in median household income from 2010 to 2020. However, when adjusted for inflation, the results are less positive. Andrew County, for example, shows a five percent decline, while the City of Elwood shows a 16 percent decline. The Village of Country Club experienced the highest inflation adjusted median household income increase with the MPA at 10 percent. Table 7 summarizes the median household income trend within the St. Joseph region.

Table 7: Median Household Income (2000-2020)

County/Community	2000	2010	2020	% Change (2000-2020)	% Change (2010-2020)	% Change (2010-2020) Inflation Adjusted
County						
Andrew County (MO)	\$ 40,688	\$ 52,720	\$ 58,911	45	12	-5
Buchanan County (MO)	\$ 34,704	\$ 42,393	\$ 51,933	50	23	4
Doniphan County (KS)	\$ 32,537	\$ 43,410	\$ 51,953	60	20	2
Community						
City of St. Joseph (MO)	\$ 32,663	\$ 40,430	\$ 48,716	49	20	2
City of Savannah (MO)	\$ 32,996	\$ 37,054	\$ 43,481	32	17	0
Village of Country Club (MO)	\$ 45,987	\$ 60,682	\$ 78,438	71	29	10
City of Elwood (KS)	\$ 28,950	\$ 38,661	\$ 38,015	31	-2	-16
City of Wathena (KS)	\$ 34,046	\$ 46,375	\$ 54,943	61	18	1

SOURCE: U.S. Census Bureau 2000, 2010, 2020.

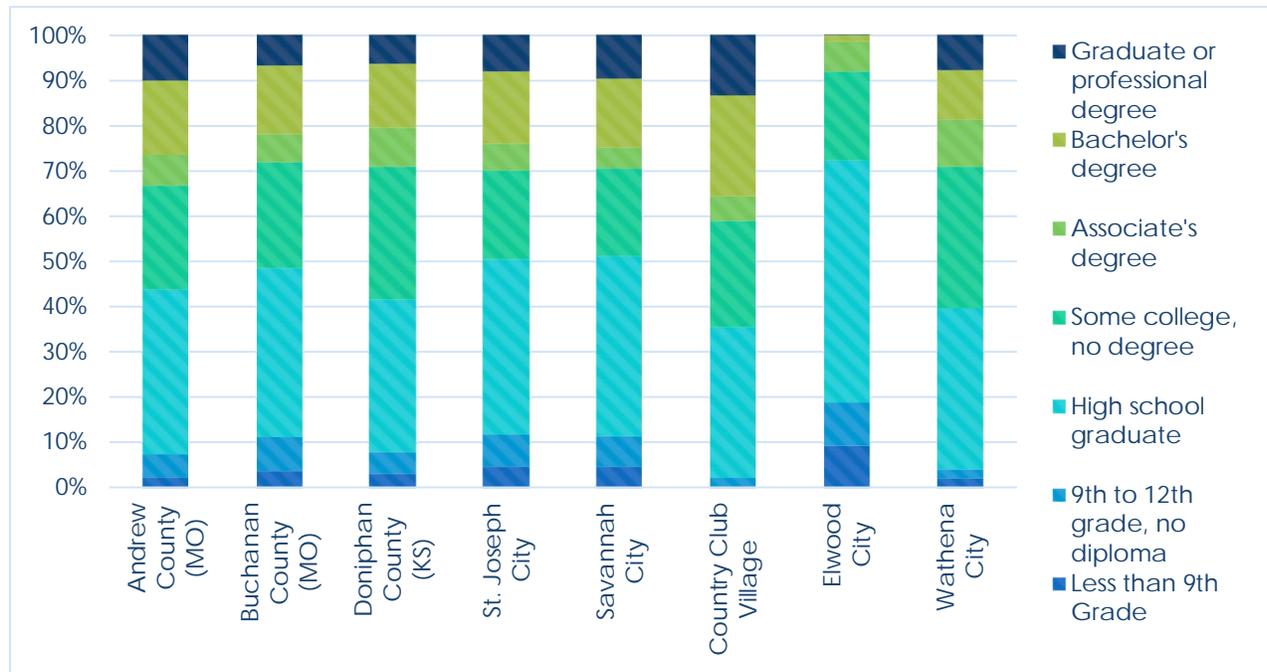
Education

Based on 2020 U.S. Census data, approximately 90 percent of the SJATSO population 25 years and older have obtained a high school diploma or higher. Approximately 23 percent of the population 25 years and older have obtained a Bachelor’s degree or higher.

The City of Elwood has the lowest educational attainment, with 79 percent of its population having a high school diploma or higher and 2 percent holding a Bachelor’s degree or higher.

The Village of Country Club has the highest educational attainment, with 98 percent of its population having a high school diploma or higher and 36 percent holding a Bachelor’s degree or higher. Figure 7 provides the educational attainment summary in 2020 by County and Community.

Figure 7: Educational Attainment, Population Age 25+ (2020)



SOURCE: U.S. Census Bureau 2020.

Missouri Western State University (MWSU) accounted for just over half of the MSA higher education completions in 2023, followed by Highland Community College (38 percent) and other assorted smaller institutions. In 2020, MWSU saw a significant number of completions, including Associate’s, Bachelor’s, and Master’s degrees, with 47 percent of all completions being Bachelor’s degrees. This represents a slight increase of five percent from 2017 to 2020.

Not all education programs involve students physically present on campus. According to the National Center for Education Statistics, the number of completions in programs offering distance learning has risen from 60 in 2013 to over 1,000 in 2023. Much like how telecommuting can play a role in reducing commuting trips, and peak period roadway congestion, remote learning can potentially have a similar impact on transportation/commuting near college campuses.

Housing

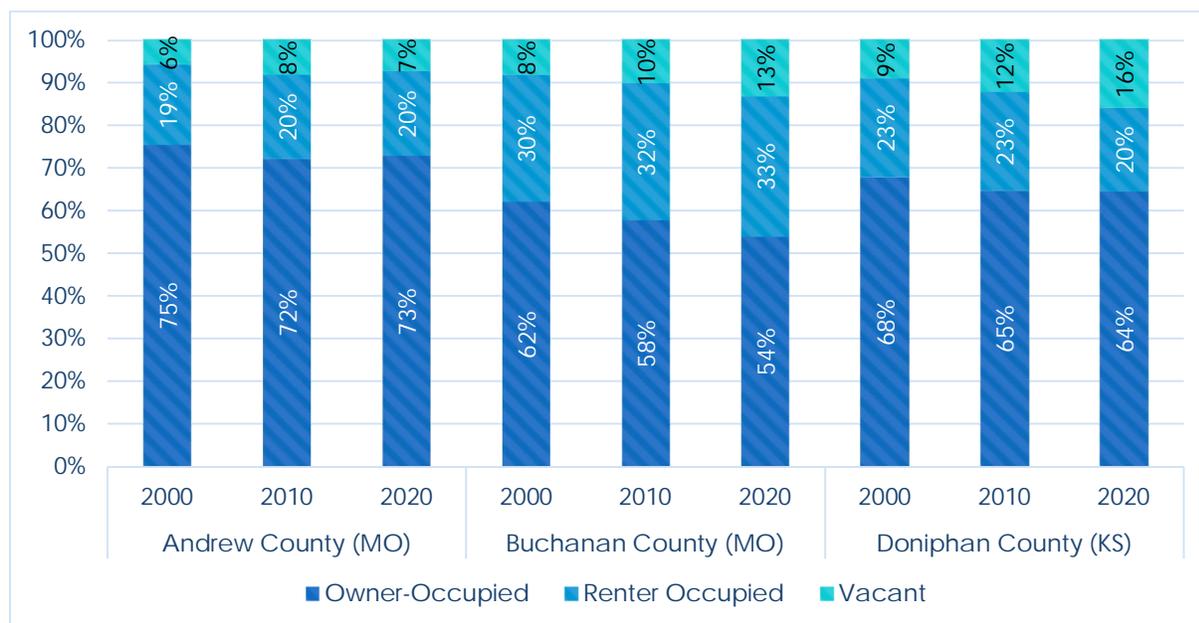
U.S. Census data from 2020 shows that most households living in the SJATSO region own their primary residence. Most communities are experiencing home ownership rates slightly above the U.S. average. Table 8 provides the occupancy status of housing units within the three counties, and Figure 10 shows the relative proportions across years and counties. Vacancy rates have risen in Buchanan and Doniphan Counties, from roughly 8 to 9 percent to roughly 13 to 16 percent between in 2020. The share of renter-occupied housing units is growing in Buchanan County, currently at 33 percent, which is up one percent from 2010 and up three percent from 2000.

Table 8: Housing Units, by Occupancy Status

	Andrew County (MO)			Buchanan County (MO)			Doniphan County (KS)		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
Occupied Housing Units	6,273	6,700	6,799	33,557	34,509	33,642	3,173	3,136	3,003
<i>Owner-Occupied</i>	5,017	5,263	5,340	22,681	22,171	20,882	2,365	2,310	2,303
<i>Renter-Occupied</i>	1,256	1,437	1,459	10,876	12,338	12,760	808	826	700
Vacant Housing Units	389	606	538	3,017	3,918	5,180	316	440	572

SOURCE: U.S. Census Bureau 2000, 2010, 2020.

Figure 8: Share of Housing Units, by Occupancy Status



SOURCE: U.S. Census Bureau 2000, 2010, 2020.

Employment Trends

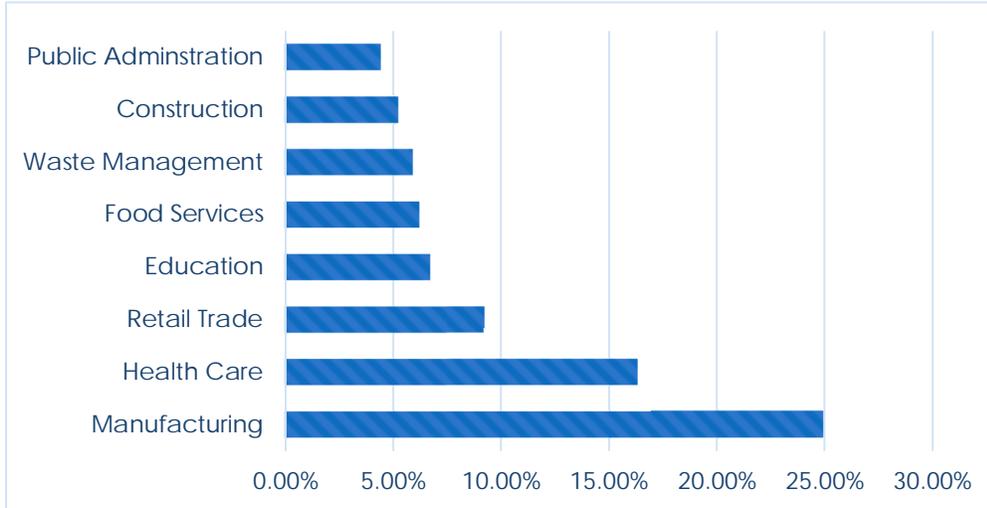
The Longitudinal Employer-Household Dynamics (LEHD) program, which is part of the Center for Economic Studies at the U.S. Census Bureau, was used to identify 2020 employment levels and five-year trends for the St. Joseph region. The numbers have not been adjusted, so there may be some inaccuracy due to known headquartering problems with this administrative dataset.

LEHD data shows there are approximately 48,300 primary jobs in the three-county area in 2020, down slightly from 48,900 in 2015 and 48,400 in 2010, a decrease of less than two percent over a five-year period and near parity over the past decade.

Industrial diversity is high for the MSA, with above average concentrations in Capital-Intensive Manufacturing, Healthcare, and Engineering-Intensive Manufacturing (Figure 9). In the St. Joseph MSA, a lower share of employment is devoted to Non-Function Employment, i.e., industries that are not export-based, such as retail trade, construction, and personal

services. In the St. Joseph MSA, this type of employment makes up 50.6 percent of jobs, versus 55.3 percent for the typical metro MSA.

Figure 9: St. Joseph MSA Employment Share by Industry



SOURCE: LEHD (2020)

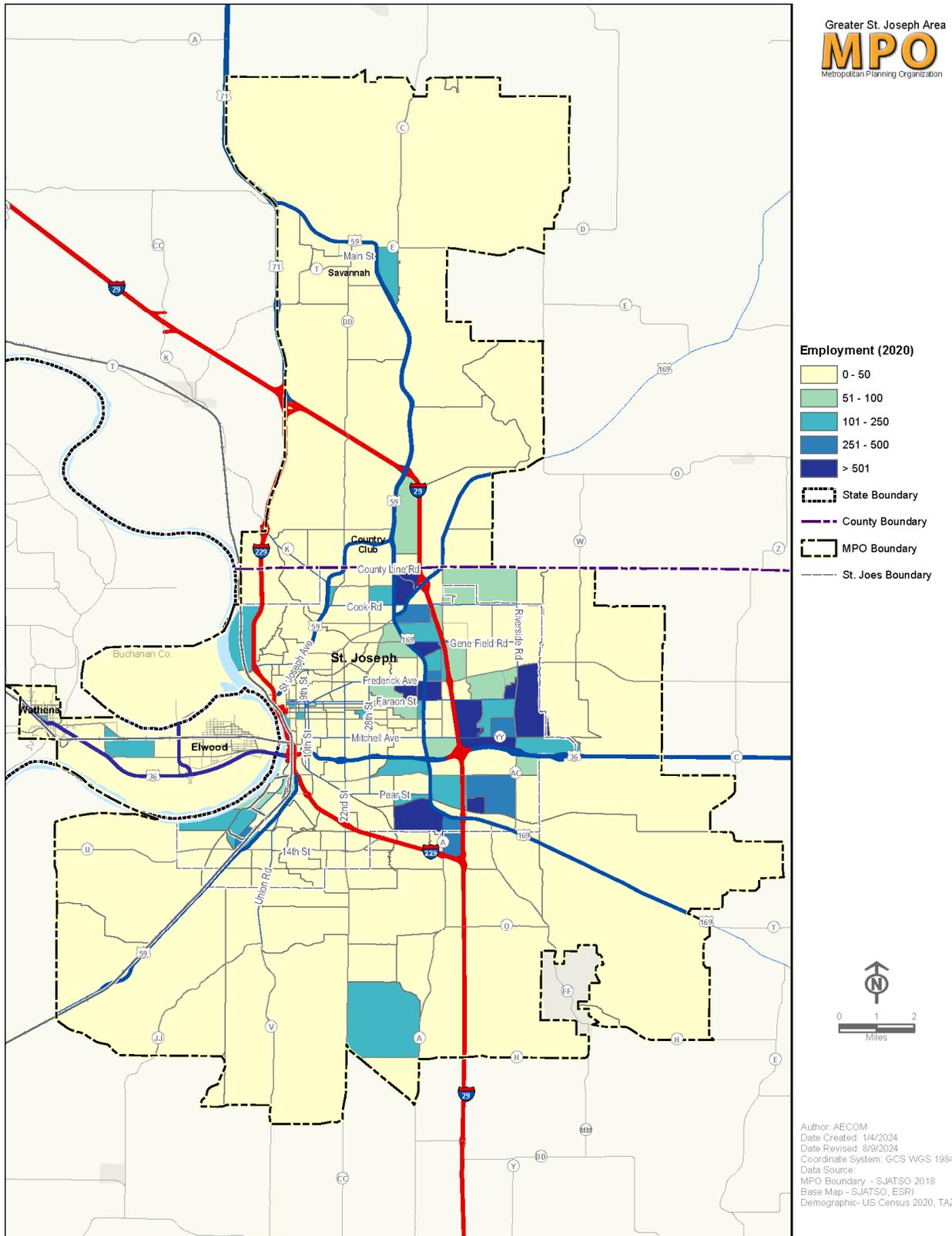
Major employers in St. Joseph region is summarized in Table 9. This group includes a mix of health care, manufacturing, public services, and other industries. Figure 10 shows the highest concentration of employment for 2020 within the MPA.

Table 9: Major Employers

Largest Employers	Product / Service	Employment
Mosaic Life Care	Health Care	3,212
Triumph Foods	Food Processing	2,400
St. Joseph School District	Education	1,853
139th Airlift Wing, MO Air National Guard	Government	1,663
Boehringer Ingelheim	Animal Pharmaceuticals	1,070
Wal-Mart	Retail	740
City of St. Joseph	Government	698
Tyson Foods	Food Processing	670
American Family Insurance	Insurance	664
Western Reception, Diagnostic & Correctional Center	Government	591

SOURCE: City of St. Joseph Government, choosesaintjoseph.com

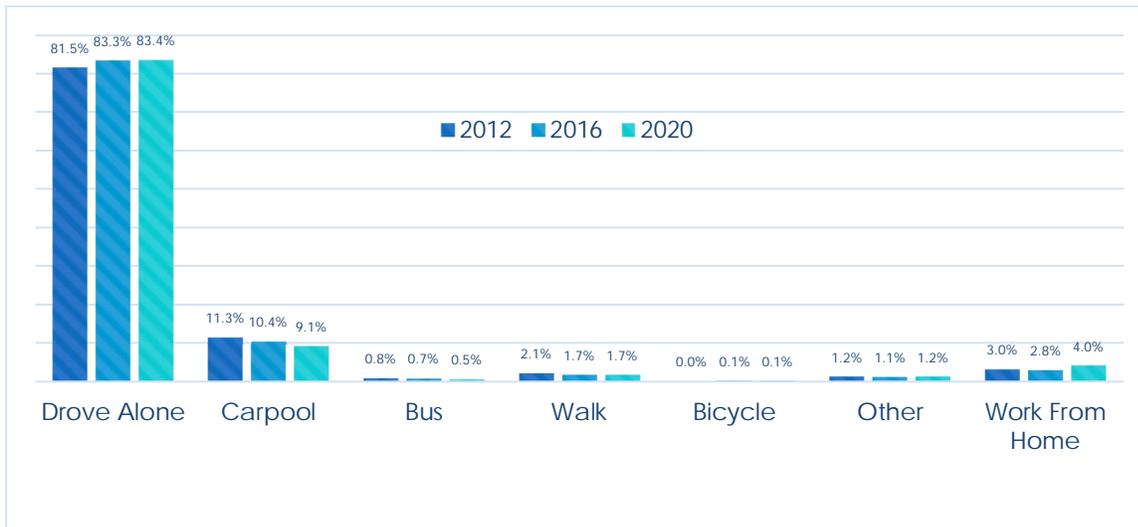
Figure 10: Employment (2020)



Commuting Patterns

The three-county St. Joseph region has experienced a fairly consistent pattern of commuting in the past decade. As seen in Figure 11, the vast majority of workers in the St. Joseph region commute to work by car, with relatively unchanged and small groups of bus, pedestrian, and bicycle commuters.

Figure 11: Travel Mode for Work Commute



SOURCE: U.S. Census Bureau, 2012, 2016, 2020.
 *Other Means includes motorcycle, taxicab and other.

Within the group of drivers, the percent of commuters driving alone increased slightly from 2012 to 2020 while the percent of commuters carpooling fell by roughly the same amount. This trend is a reversal from what was observed from 2000 to 2010, when poor economic conditions prompted many people to save money by sharing rides. As the economy recovered during the 2010’s, the share of commuters driving to work alone increased.

The uptick of people working from home in 2020 may reflect a shift in commuting patterns due to the COVID-19 pandemic and corresponding improvements in remote work technology. While many businesses have since returned to in-person employment, several other businesses have adopted work from home policies, either on a partial basis or a few on a full-time basis.

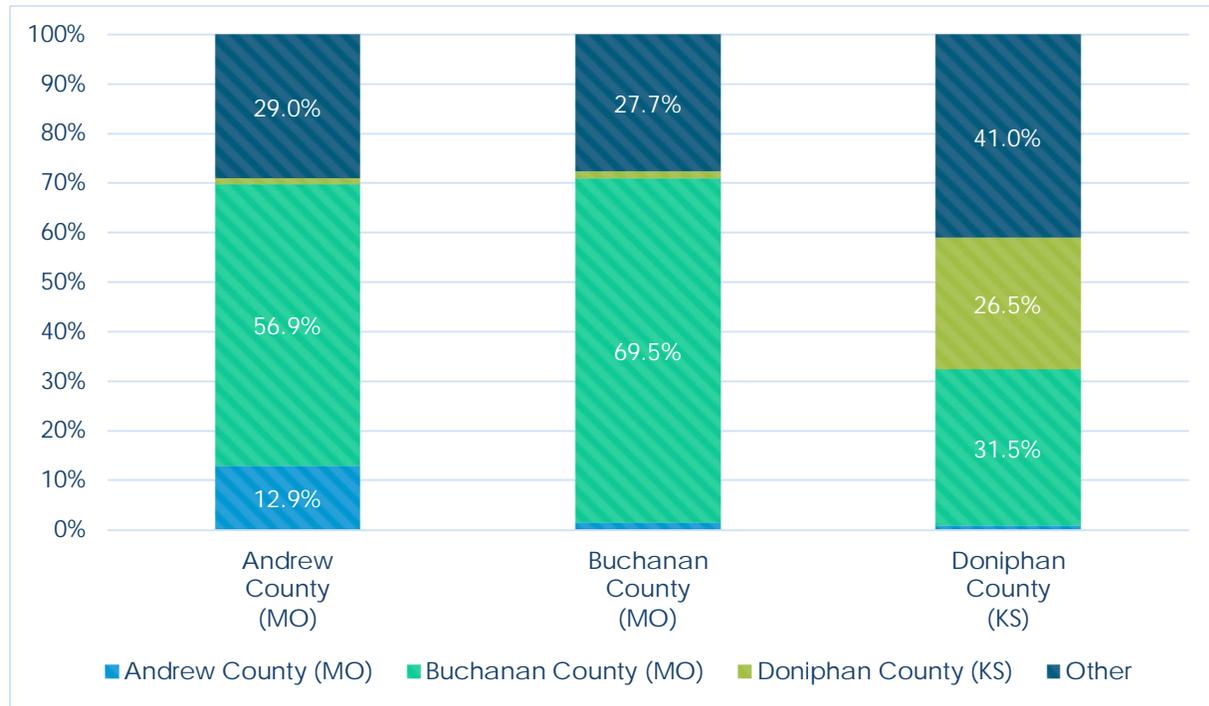
Place of Employment

Figure 12 shows the distribution of where Andrew, Buchanan, and Doniphan County residents are employed. U.S. Census data indicate that from a regional perspective, approximately 71% percent of the three-county area workers are employed in Andrew, Buchanan, and Doniphan Counties, while the remainder work in other Missouri or Kansas Counties.

Most of Andrew County’s workforce works in Buchanan County (57 percent) and 13 percent both live and work in Andrew County. The majority of Buchanan County’s workforce (69 percent) stays within the county for work. Doniphan County’s workforce is split between working in Buchanan County (32 percent) and Doniphan County (27 percent).

Doniphan County also has 41 percent of its workforce working in other counties, a far higher percentage than Andrew or Buchanan counties.

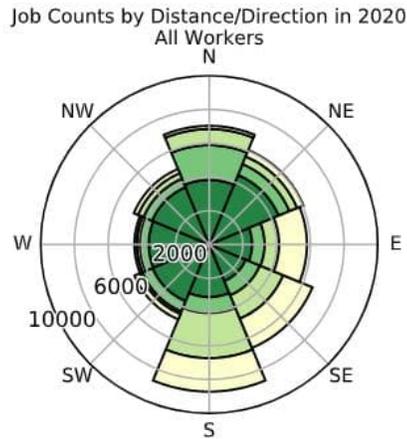
Figure 12: Place of Employment (by Home County)



SOURCE: LEHD (2020)

Among workers residing in the three-county area, just over 56% percent work within 10 miles of their home in 2020, down slightly from 2010. In contrast, the share of workers traveling 25 to 50 miles has risen, from about 11 percent to nearly 15 percent. There appear to be a slightly fewer workers commuting more than 50 miles. The vast majority of long-distance commuters are traveling to the south and east, as seen in Figure 13.

Figure 13: Commuter Distance and Direction

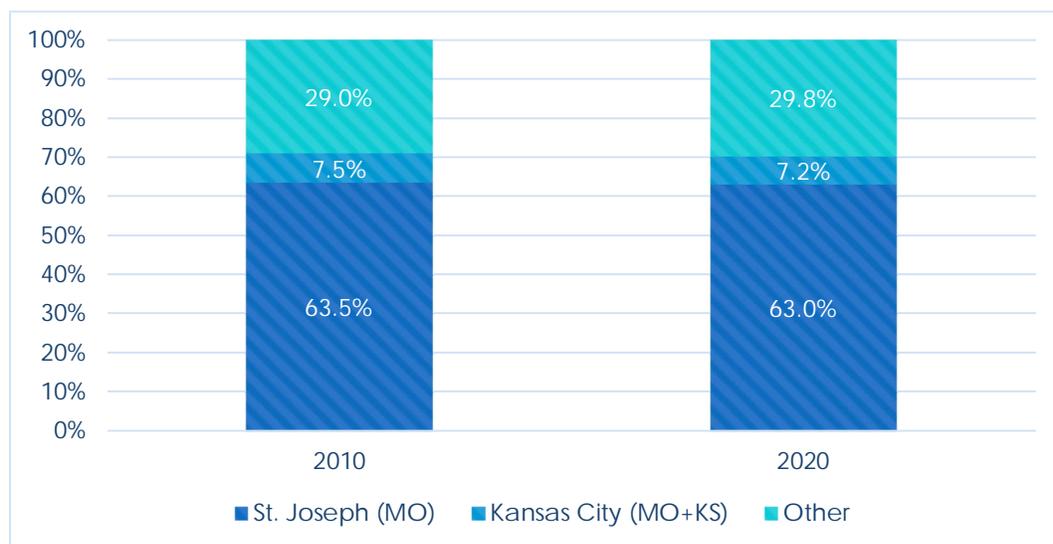


Length of Commute	2010	2020
Less than 10 miles	58.8%	56.3%
10 to 24 miles	14.6%	14.6%
25 to 50 miles	11.3%	14.9%
More than 50 miles	15.4%	14.2%

SOURCE: LEHD, 2010, 2020.

Information regarding the workplace location among SJATSO area residents is depicted in Figure 14. According to LEHD data, in 2020 just under two thirds of SJATSO area residents in the workforce are employed in St. Joseph. Slightly over 7% of SJATSO area workers are employed in either Kansas City, MO or Kansas City, KS. These percentages have remained restively stable between 2010 and 2020.

Figure 14: Workplace Locations (2010, 2020)



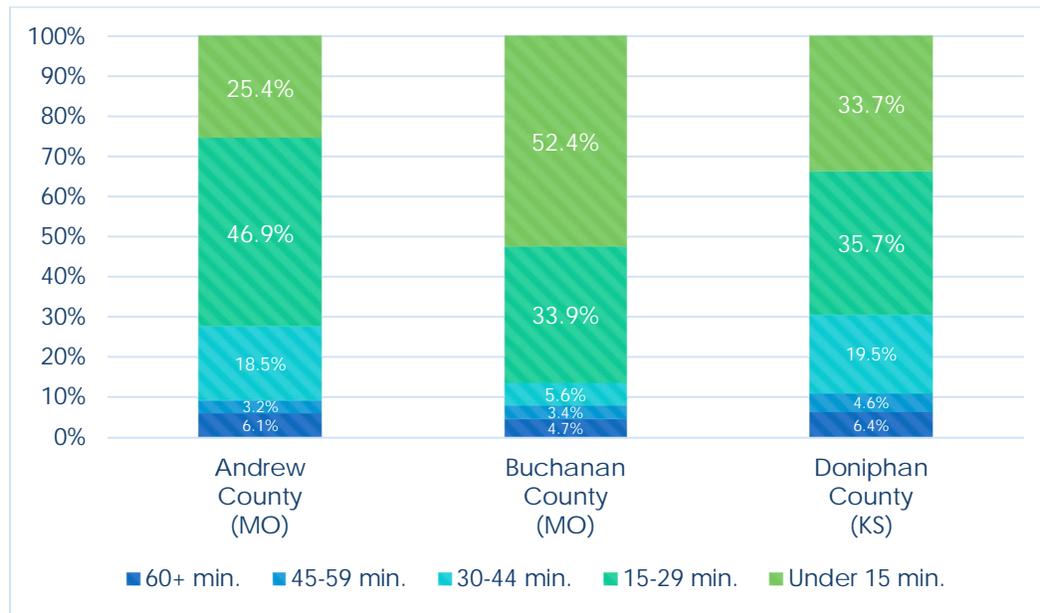
SOURCE: LEHD, 2010, 2020.

Travel Time to Work

Figure 15 displays the travel time to work for residents living in the Andrew, Buchanan and Doniphan Counties. Travel times have remained relatively consistent over time but differ according to county.

Variation in travel time reflects the fact that employment within the three-county area is concentrated around St. Joseph in Buchanan County. Workers commuting from Doniphan County, Andrew County, outlying parts of Buchanan County and places outside of the region travel a greater distance than workers in Buchanan County.

Figure 15: Share of Commuters by Travel Time to Work (in minutes)

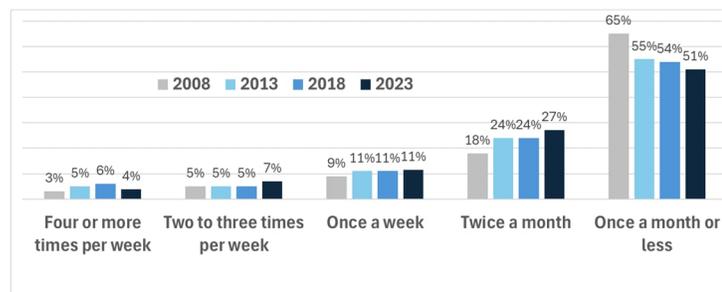


SOURCE: U.S. Census Bureau, 2020

Regional Commuting to Kansas City Area

The 2050 MTP community survey asked residents how frequently they travel to the Kansas City area. Figure 16 shows the 2023 results are consistent with prior surveys which indicate approximately 22% of St. Joseph residents travel to the Kansas City area at least once per week. There was a slight decline in those traveling four or more times per week; however, there was also a slight increase in those traveling two to three times per week. This change could be related to people traveling less due to an increase in working from home, in large part due to the pandemic.

Figure 16: Frequency of Travel to Kansas City Area



SOURCE: ETC Public Opinion Surveys; 2008, 2013, 2018, and 2023.

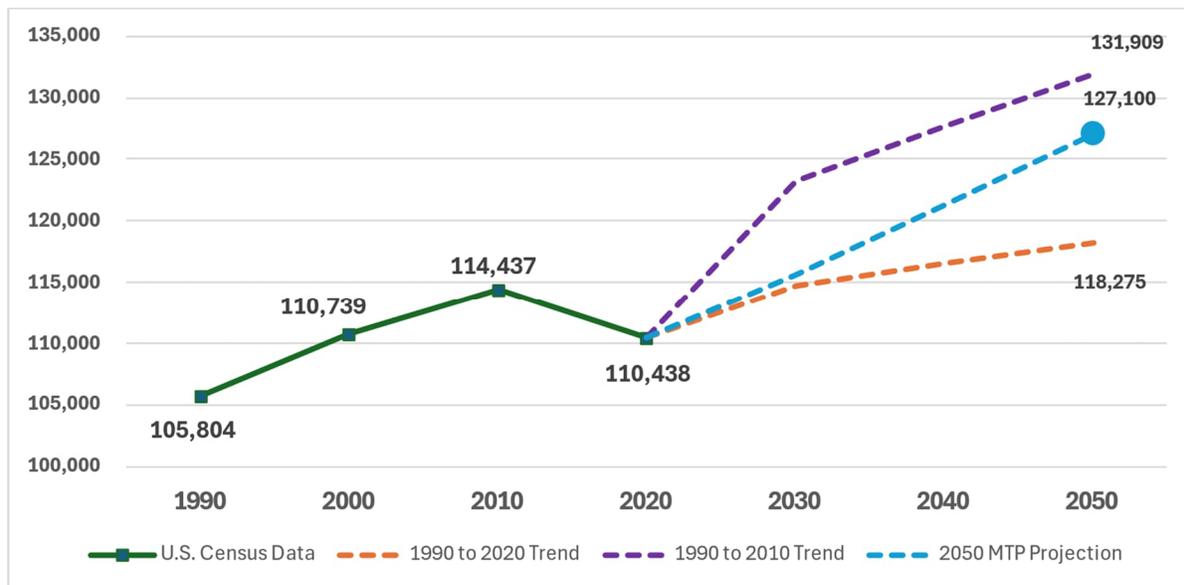
2050 Projected Growth

Population Projections

In reviewing historic data trends, and in discussions with the SJATSO staff and committees, it was determined that the 2050 population projections should remain consistent with the 2045 MTP projections. As described earlier, the SJATSO region experienced a slight population decline between 2010 and 2020; however, the 2020 U.S. Census was conducted during the pandemic which could potentially impact on the accuracy of the data. As such, the 2050 MTP methodology kept the population and employment control totals the same as the 2045 MTP; however, the population and employment data was reviewed by TAZs and in some cases data was redistributed within the MPA to reflect recent population and employment trends (areas within the region experiencing increases or decreases).

Figure 17 shows the range of 2050 population growth scenarios considered in the 2050 MTP development process. The high projection was based on the growth trend from 1990 to 2010, which would result in a population of approximately 131,900 in 2050. The low projection was based on the growth trend from 1990 to 2020, which would result in a population of nearly 118,300. The 2045 MTP had a projected population of 127,100 which falls between the two trendline scenarios. This projected was determined to be the most realistic option for the 2050 MTP population projection.

Figure 17: 2050 Population Projection (3-County Area)



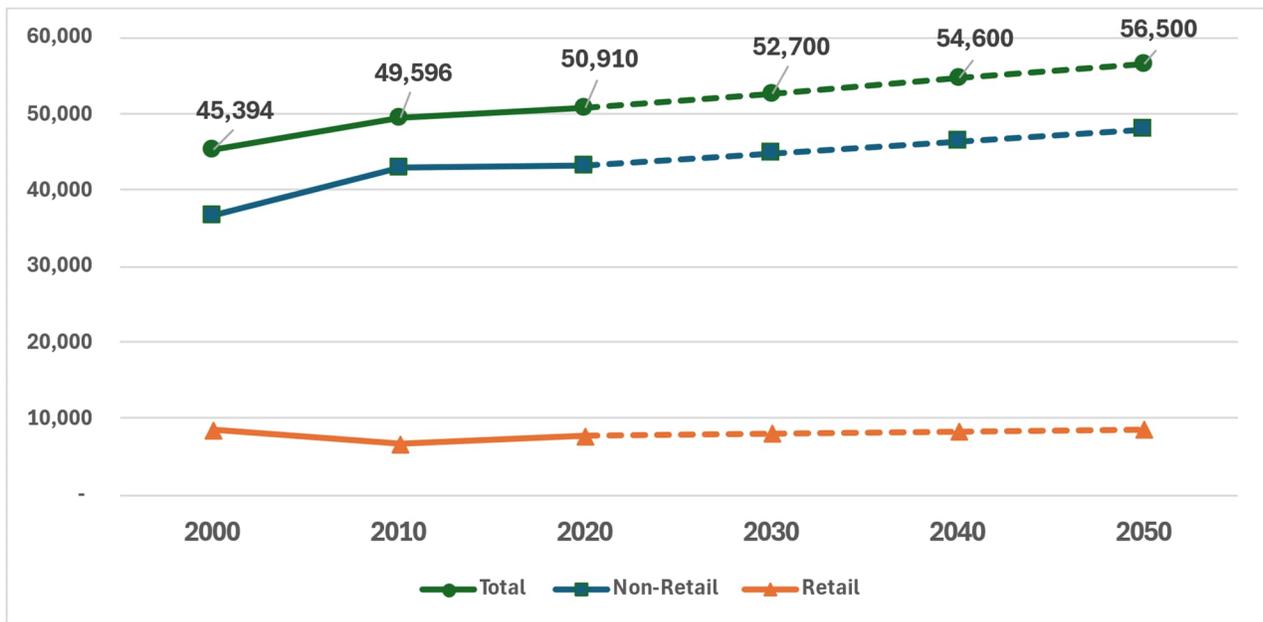
SOURCE: U.S. Census Data; Modified 2045 MTP SE Data.

As the travel demand model uses households to generate trips, Figure 19 shows the spatial distribution of the households in 2050, while Figure 20 shows the projected change in households between 2020 and 2050. U.S. Census data for 2020 was used to obtain average household size for the respective communities within the MPA. This information was used to inform the population calculations, and the growth allocation by zones (described in the last section of this appendix).

Employment Projections

Similar to the population projections, future employment projections for Andrew, Buchanan, and Doniphan Counties remain consistent with the 2045 MTP data future year projections. Figure 18 displays the employment projections for the three counties and is divided into retail and non-retail employment, which is the data used in the travel demand forecasting model. Following a review of the 2045 MTP employment projections, it was determined that generally speaking the trend was moving toward the 2045 MTP target. Similar to population, there was a slight decline in employment in the area in recent years and as such it was determined to keep the 2050 MTP employment target consistent for the year 2050. The distribution of the employment projections within the SJATSO MPA is shown in Figure 20 and Figure 21.

Figure 18: 2050 Employment Projection (3-County Area)



SOURCE: LEHD; Modified 2045 MTP SE Data.

Figure 18: 2050 Projected Households

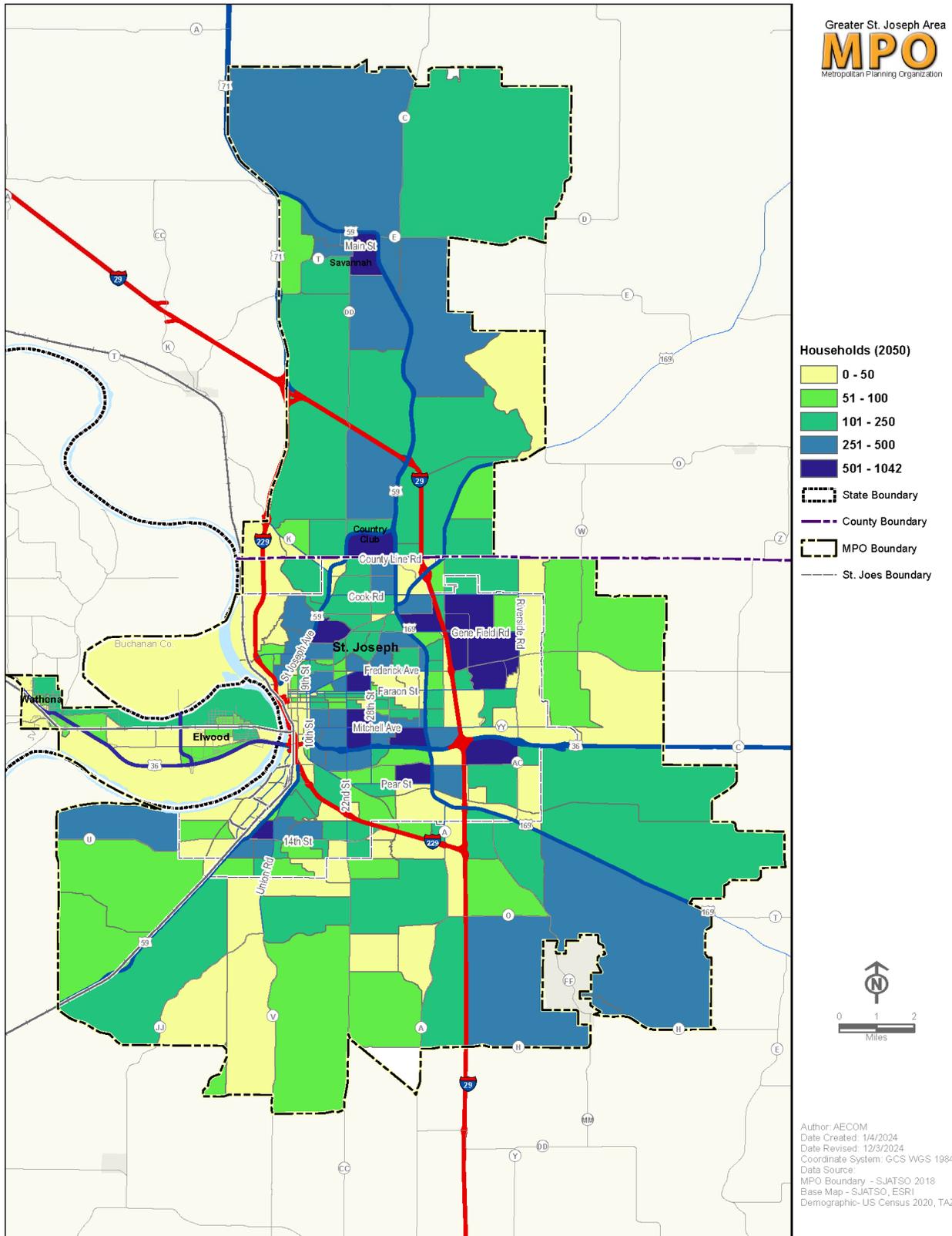


Figure 19: Projected Household Change (2020-2050)

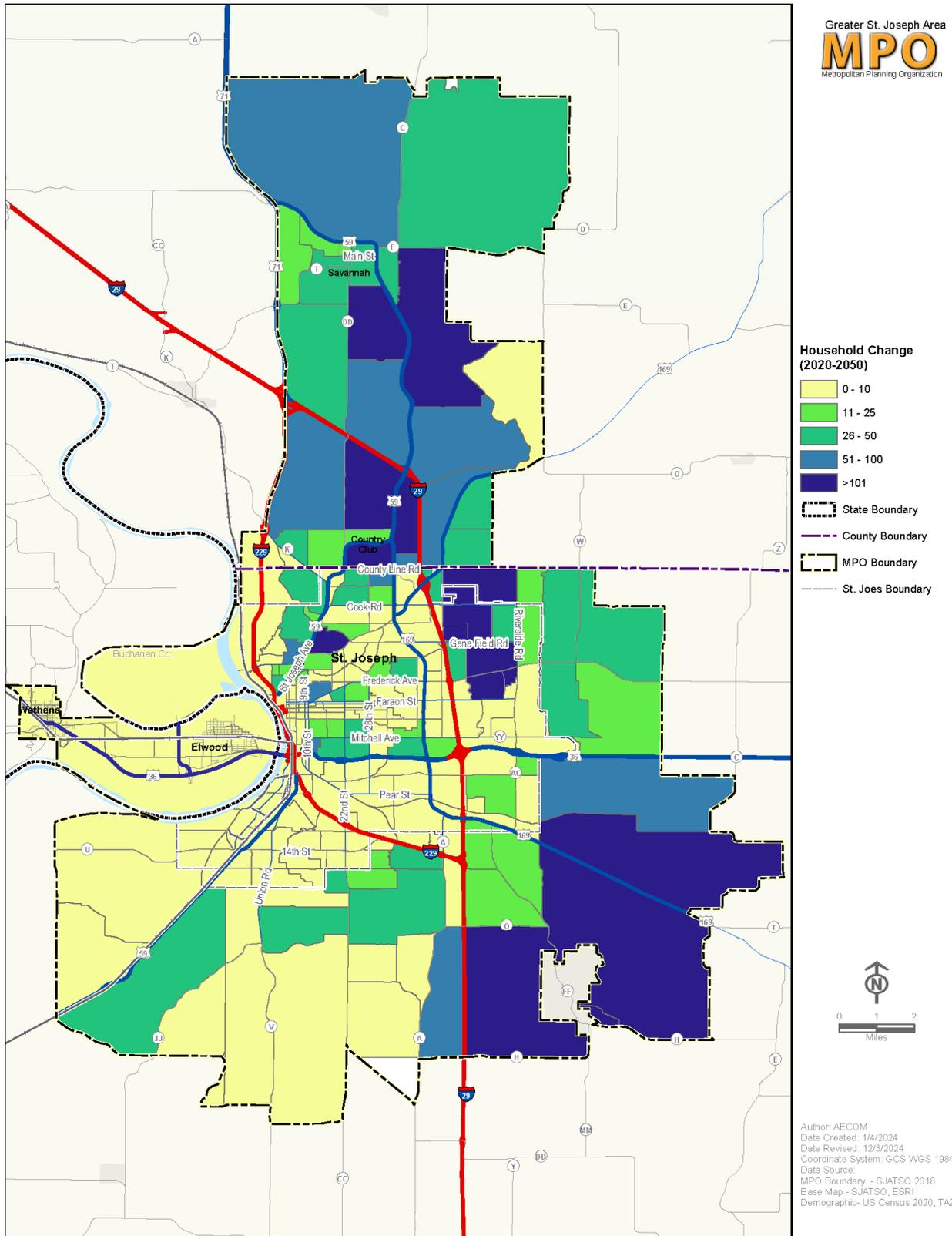


Figure 20: 2050 Employment Projections

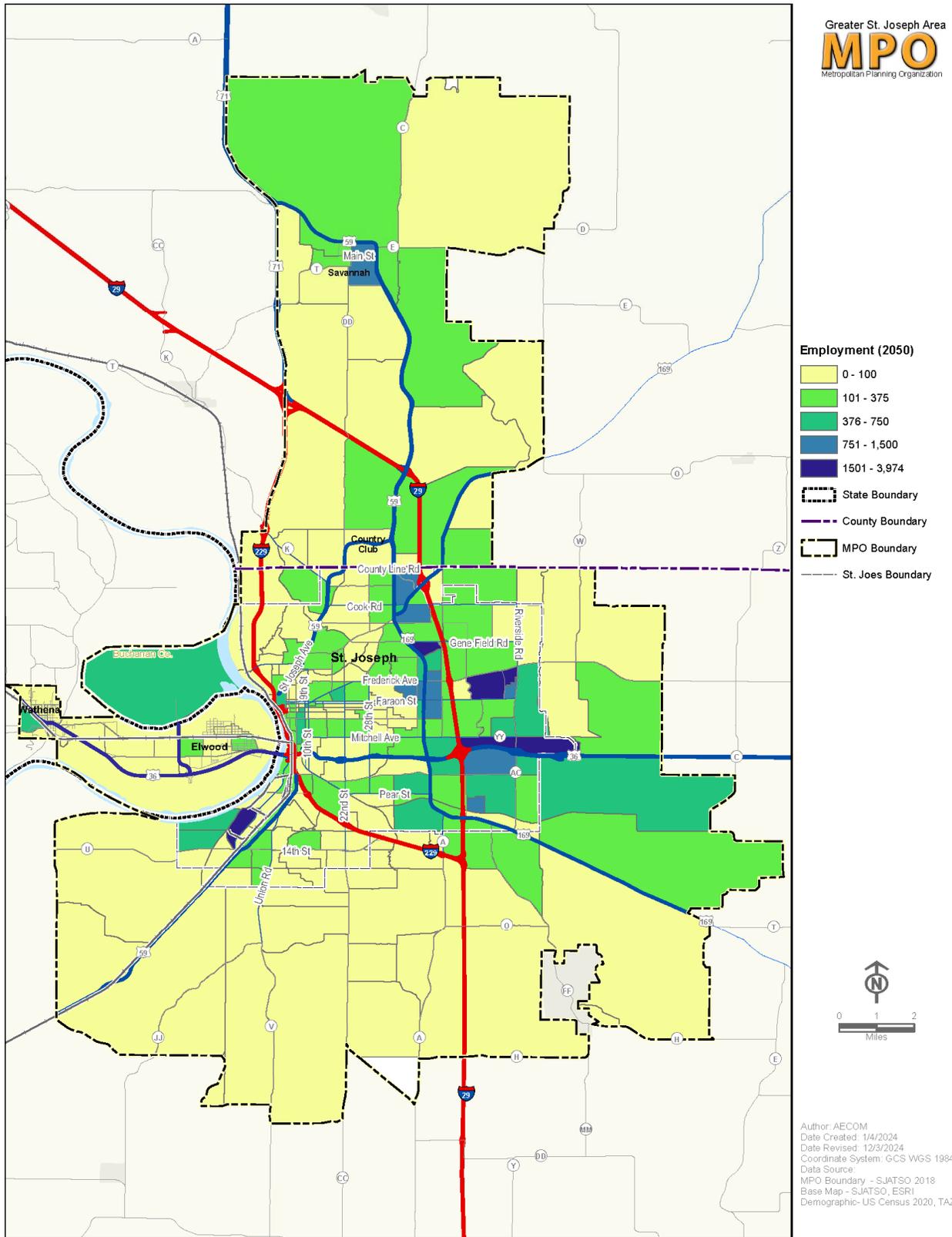
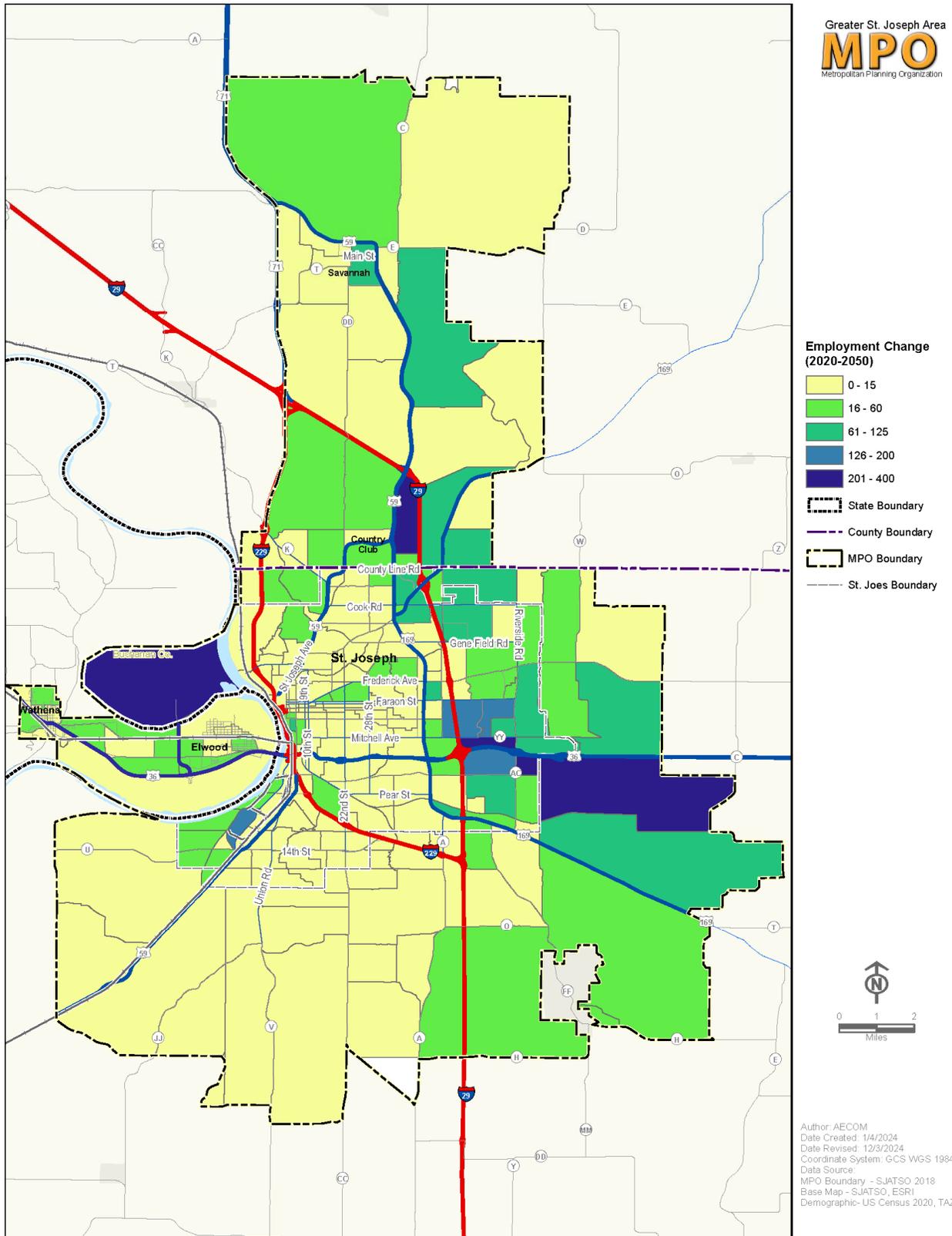


Figure 21: Projected Employment Change (2020-2050)



Future Year Growth Allocation

The 2050 population (or households, which is used for modeling purposes) and employment projections set the future growth targets for the region. Ten growth allocation zones, consistent with the travel demand model TAZs and the SJATSO MPA boundary, were established. Growth allocation zone 10 represents areas outside the SJATSO MPA boundary, while 1 to 9 represent subareas within the MPA as shown in Figure . Given the MPA does not cover the entire 3-county area, the 2050 projections for the MPA are slightly less.

To begin, the socioeconomic data for 2020 was compared to the 2045 MTP model data. U.S. Census data was reviewed to identify areas within the SJATSO MPA that had experienced a population growth or decline between 2010 and 2020. The previous model data was reviewed to update the baseline (2020) population and households. Table 10 and Table 11 summarize the projected year 2050 growth by allocation zone.

Table 10: 2020 and 2050 Socioeconomic Data, by Growth Allocation Zone

Growth Allocation Zone	2020			2050		
	Households	Population	Employment	Households	Population	Employment
1 Downtown St. Joseph	5,644	13,715	5,715	6,044	14,687	6,115
2 Elwood/Wathena	1,094	3,041	1,343	1,144	3,180	1,843
3 South End of St. Joseph	7,836	19,041	13,493	7,986	19,406	14,493
4 Savannah	1,707	4,114	1,215	1,857	4,475	1,365
5 North End of St. Joseph / Village of Country Club	13,295	41,481	13,455	15,695	48,969	14,955
6 Riverside Road	512.03	1,244	2,384	912.03	2,216	3,584
7 East End of St. Joseph	4,532	11,013	11,615	4,782	11,620	12,815
8 Rural North	1,290	3,302	316	1,890	4,838	466
9 Rural South	1,623	4,041	197	2,223	5,558	347
10 Outside SJATSO MPA	5,911	9,445	1,177	7,506	12,150	517
<i>Total (Three-County Area)</i>	<i>43,444</i>	<i>110,438</i>	<i>50,910</i>	<i>50,039</i>	<i>127,100</i>	<i>56,500</i>
<i>Total (SJATSO MPA)</i>	<i>37,533</i>	<i>100,993</i>	<i>49,733</i>	<i>42,533</i>	<i>114,950</i>	<i>55,983</i>

Table 11: Socioeconomic Change, by Growth Allocation Zone (2020 to 2050)

Growth Allocation Zone	Change 2020 to 2050			Percent Change		
	Households	Population	Employment	Households	Population	Employment
1 Downtown St. Joseph	400	972	400	7.1%	7.1%	7.0%
2 Elwood/Wathena	50	139	500	4.6%	4.6%	37.2%
3 South End of St. Joseph	150	365	1,000	1.9%	1.9%	7.4%
4 Savannah	150	362	150	8.8%	8.8%	12.3%
5 North End of St. Joseph / Village of Country Club	2,400	7,488	1,500	18.1%	18.1%	11.1%
6 Riverside Road	400	972	1,200	78.1%	78.1%	50.3%
7 East End of St. Joseph	250	608	1,200	5.5%	5.5%	10.3%
8 Rural North	600	1,536	150	46.5%	46.5%	47.5%
9 Rural South	600	1,516	150	37.0%	37.5%	76.1%
10 Outside SJATSO MPA	1,595	2,705	-660	27.0%	28.6%	-56.1%
<i>Total (Three-County Area)</i>	<i>6,595</i>	<i>16,662</i>	<i>5,590</i>	<i>15.2%</i>	<i>15.1%</i>	<i>11.0%</i>
<i>Total (SJATSO MPA)</i>	<i>5,000</i>	<i>13,957</i>	<i>6,250</i>	<i>13.3%</i>	<i>13.8%</i>	<i>12.6%</i>

Figure 23: SJATSO Growth Allocation Zones

